

PRESENTING TO BOA:
PROJECT DEVELOPER TEAM- IAN M. ELLIS, AIA, NCARB, RID
PRINCIPAL ARCHITECT- SARAH JOHNSON, AIA, RID

KINNEY AVE

BOA Variance Package
Case Number 2021-000085 BA
October 21, 2021



VARIANCE REQUEST

SETBACKS & HEIGHT*

*** TOTALS AND PERCENTAGES LISTED APPLY TO OUR EXISTING SUBSTANDARD LOT AREA

MAXIMUM HEIGHT	35'
MINIMUM SETBACKS	
FRONT YARD	25'
INTERIOR SIDE YARD	5'
REAR YARD	10'

ZONING

SUBSTANDARD LOT- § 25-2-943 B.2

SECTION B.2. A	
MINIMUM LOT SIZE	5,750 SQ FT - EXISTING 5,464 SF VARIANCE REQUESTED

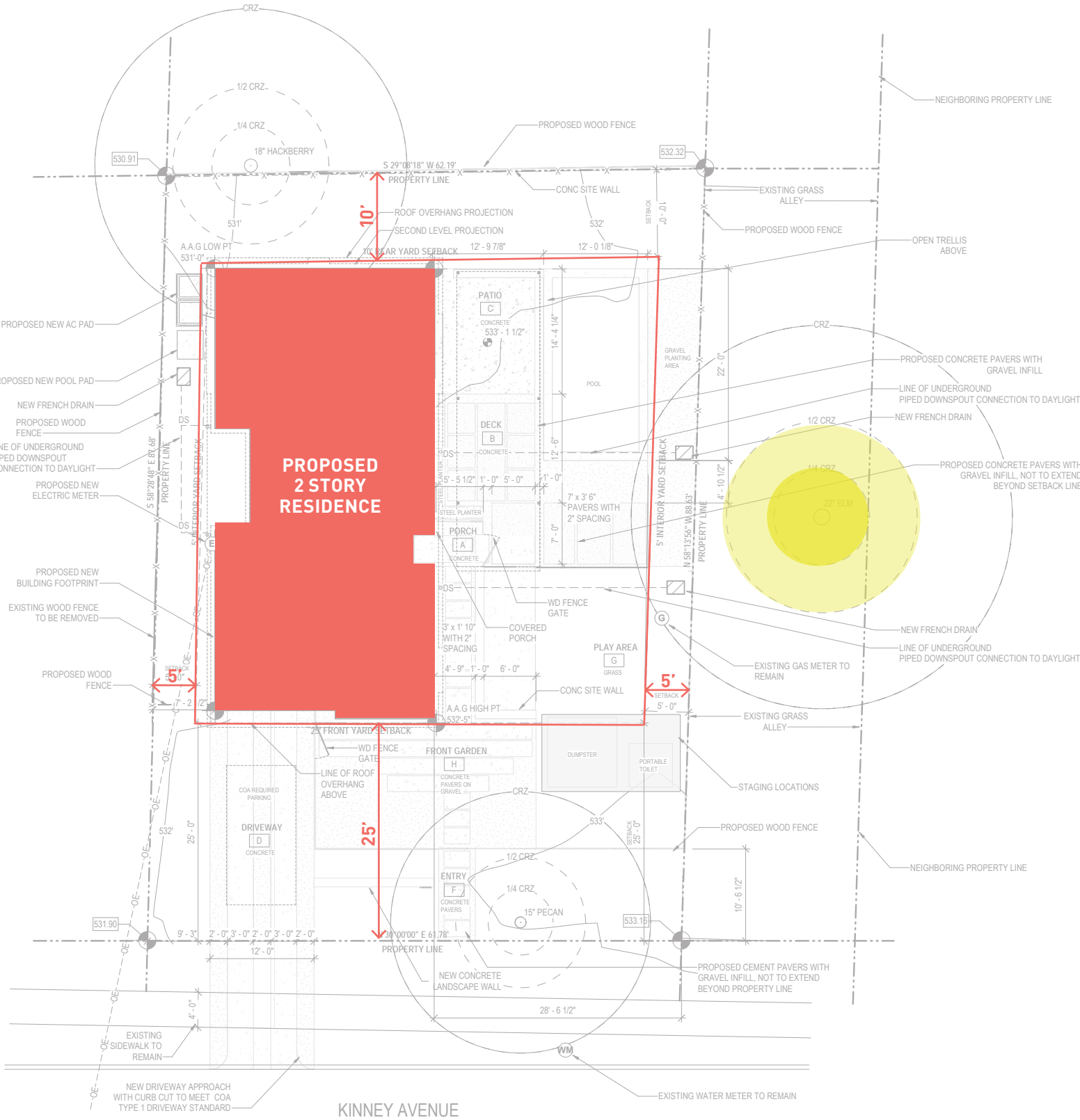
SECTION B.2. B	
MINIMUM LOT WIDTH	50 FT - EXISTING 61'-7" COMPLIANT

RESIDENTIAL DESIGN STANDARDS - SF-3-NP

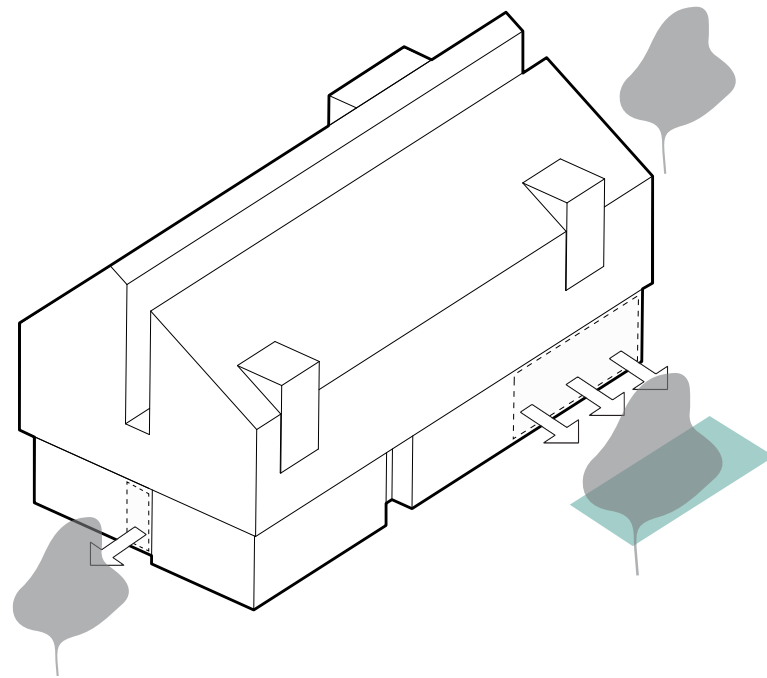
SETBACK PLANES	
SIDE - 15' ABOVE GRADE AT 45°	COMPLIANT
REAR - 15' ABOVE GRADE AT 45°	COMPLIANT
SIDE WALL ARTICULATION MAX 36' LENGTH	COMPLIANT

BUILDABLE AREA

TOTAL LOT AREA	5,464 SF	
IMPERVIOUS COVER - 45%	2,394 SF (43.8%)	COMPLIANT
FAR (ZONING 25-2 § 2.1)	2,297 SF (> 2300 SF)	COMPLIANT
** CALCULATION BASED ON GREATER OF .4:1 OR 2,300 SF		
1ST FLOOR CONDITIONED	1,014 SF	
2ND FLOOR CONDITIONED	1,262 SF	
GARAGE	221 SF (EXEMPT -200 SF)	
PORCH	105 SF (EXEMPT)	
TOTAL	2,297 SF	COMPLIANT



PROPOSED MASSING

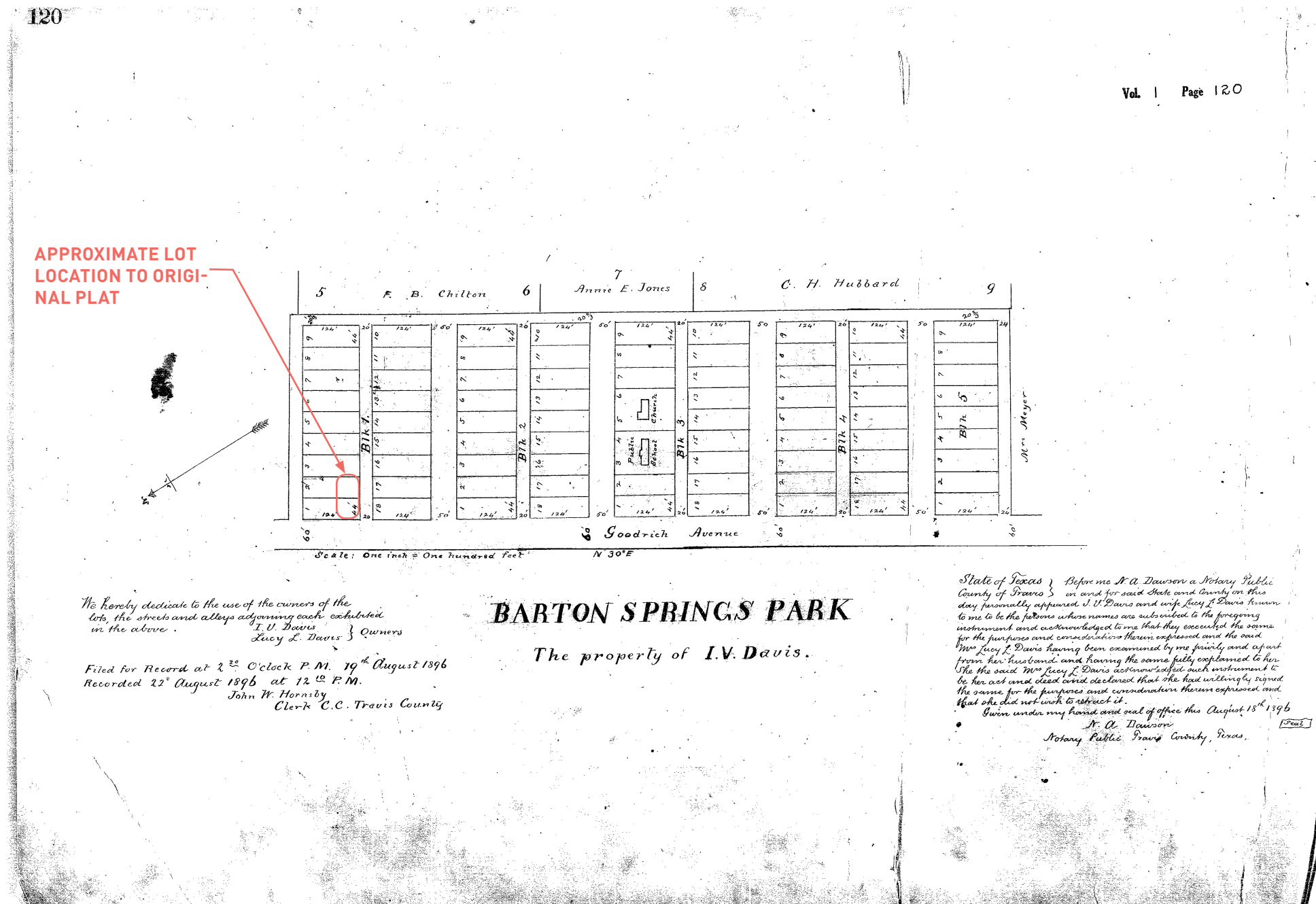


PROPOSED DESIGN
4BED 3 BATH
1 CAR GARAGE



EXTERIOR RENDERINGS

VARIANCE SUPPORT DOCUMENTATION



ORIGINAL PLAT

KINNEY AVENUE RESIDENCE

1003 KINNEY AVENUE, AUSTIN, TX, 78704



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TEL: 512.432.5137

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9.14.2021

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SHEET PRINT DATE: 09/10/2021

REVISIONS

Date	Description
09/14/2021	REVISION 1

PROJECT NUMBER:

21139

CURRENT PHASE:

PERMIT

DRAWING TITLE:

**GENERAL
INFORMATION**

A0.0P

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PROPERTY INFORMATION

PROPERTY ZONING INFORMATION

LOCATION	1003 Kinney Avenue, Austin, TX, Texas 78704
TAX PARCEL ID	0102040217
LEGAL DESCRIPTION	S 1/2 OF LOT 1-2 BLK 1 BARTON SPRINGS PARK
ZONING DISTRICT	SF-3
LOT AREA	5,461 SF
NEIGHBORHOOD PLAN AREA	
HISTORIC DISTRICT	NO
S.M.A.R.T HOUSING	NO
GREEN BUILDING REQUIREMENT	NO
AIRPORT OVERLAY ZONE	NO
SEPTIC SYSTEM	NO
EXCEEDS 3,600 SF UNDER ROOF	NO
EROSION HAZARD ZONE	NO
WITHIN 100' OF 100-YEAR FLOODPLAIN (AT 467.61')	NO
TREES 19" OR GREATER	YES, (1)
PRE-DEVELOPMENT CONSTRUCTION FOR TREE REVIEW	YES
PROPOSED IMPACT TO TREES	19.8
CAPITAL VIEW CORRIDOR	NO
RESIDENTIAL DESIGN COMPATIBILITY STANDARDS (LDC 25-2 SUBCHAPTER F)	YES
SITE HAVE THE FOLLOWING:	
WATER AVAILABILITY	YES
WASTEWATER AVAILABILITY	YES
HAVE OR WILL HAVE AUXILIARY WATER SOURCE	NO
SITE REQUIRE +/- 4" OF FILL	NO
WATERFRONT OVERLAY	NO
LAKE AUSTIN OVERLAY	NO
FRONT PAVED STREET	YES
ADJACENT TO PAVED ALLEY	NO
BOARD OF ADJUSTMENT (BOA) VARIANCE	NO
TOTAL NEW ADDED BUILDING AREA GREATER THAN 5,000 SF	NO
EXISTING USE	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE	SINGLE-FAMILY RESIDENTIAL
PROJECT TYPE	NEW CONSTRUCTION
PART OF ALL OF AN EXISTING EXTERIOR WALL, STRUCTURE, OR ROOF BE REMOVED	YES
EXISTING BEDROOMS	0
BEDROOMS UPON COMPLETION	4
BATHS EXISTING	0
BATHS UPON COMPLETION	3

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A0.4P	PLAN, VISITABILITY
A0.5P	EXHIBIT, SETBACK PLANE
A0.6P	PLAN, FLOOR - LEVEL 1
A1.1P	PLAN, FLOOR - LEVEL 2
A1.2P	ELEVATIONS, BUILDING
A2.0P	ELEVATIONS, BUILDING
A2.1P	STRUCTURAL
S0.00	STRUCTURAL NOTES
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S1	FOUNDATION PLAN
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S5.1	2ND FLOOR WIND BRACING PLAN
S6	SECTION DETAILS
S6.1	FRAMING DETAILS
S6.2	FRAMING DETAILS

PROJECT DESCRIPTION:

TWO STORY RESIDENCE WITH SINGLE CAR GARAGE FOR 1 VEHICLE. WOOD-FRAMED BUILDING SITS UPON CONCRETE SLAB FOUNDATION WITH STUCCO CEMENTITIOUS SIDING, AND WOOD SIDING. GABLE ROOF AND DORMERS CONSISTS OF STANDING SEAM METAL ROOF.

BUILDING HEIGHT:

ASSUMED ELEVATION 100'-0" = MEAN SEA LEVEL ELEVATION 533.6'
BUILDING HIGH POINT: 563.72'
AVERAGE ADJACENT GRADE: 531.72'

BUILDING HEIGHT ZONING LIMIT: 31.5' < 35'-0" [OK]

Adopted Building Codes

2021 International Building Code - Local Amendments
2021 International Energy Code - Local Amendments
2021 International Fire Code - Local Amendments
2021 International Residential Code (IRC) - Local Amendments
2021 International Property Maintenance Code (IMC) - Local Amendments
2021 Uniform Mechanical Code (UMC) - Local Amendments
2021 Uniform Plumbing Code (UPC) - Local Amendments
2020 National Electrical Code - Local Amendments

DESIGN ARCHITECT

Matt Fajkus Architecture, LLC

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Austin TX, 78702
www.mfarchitecture.com

Phone: 512.432.5137
Contact: Ingrid Gonzalez Featherston
Email: ingrid@mfarchitecture.com

STRUCTURAL ENGINEER

SEC Solutions

407 Forest st.
Liberty Hill, TX 78642
sectexas.com

Phone: 512.215.4364
Contact: Marcos Dequeiroga
Email: marcos@sectexas.com

GENERAL CONTRACTOR

Foursquare Builders

507 Walsh St.
Austin, TX 78703
foursquarebuilders.com

Phone: 512.944.4520
Contact: Wes Wigginton
Email: wes@foursquarebuilders.com

OWNER

Molly Dev Co

3804 Island Way 7
Austin, TX 78746

Phone: 512.657.9423
Contact: Mark Harries
Email: markjharries@gmail.com



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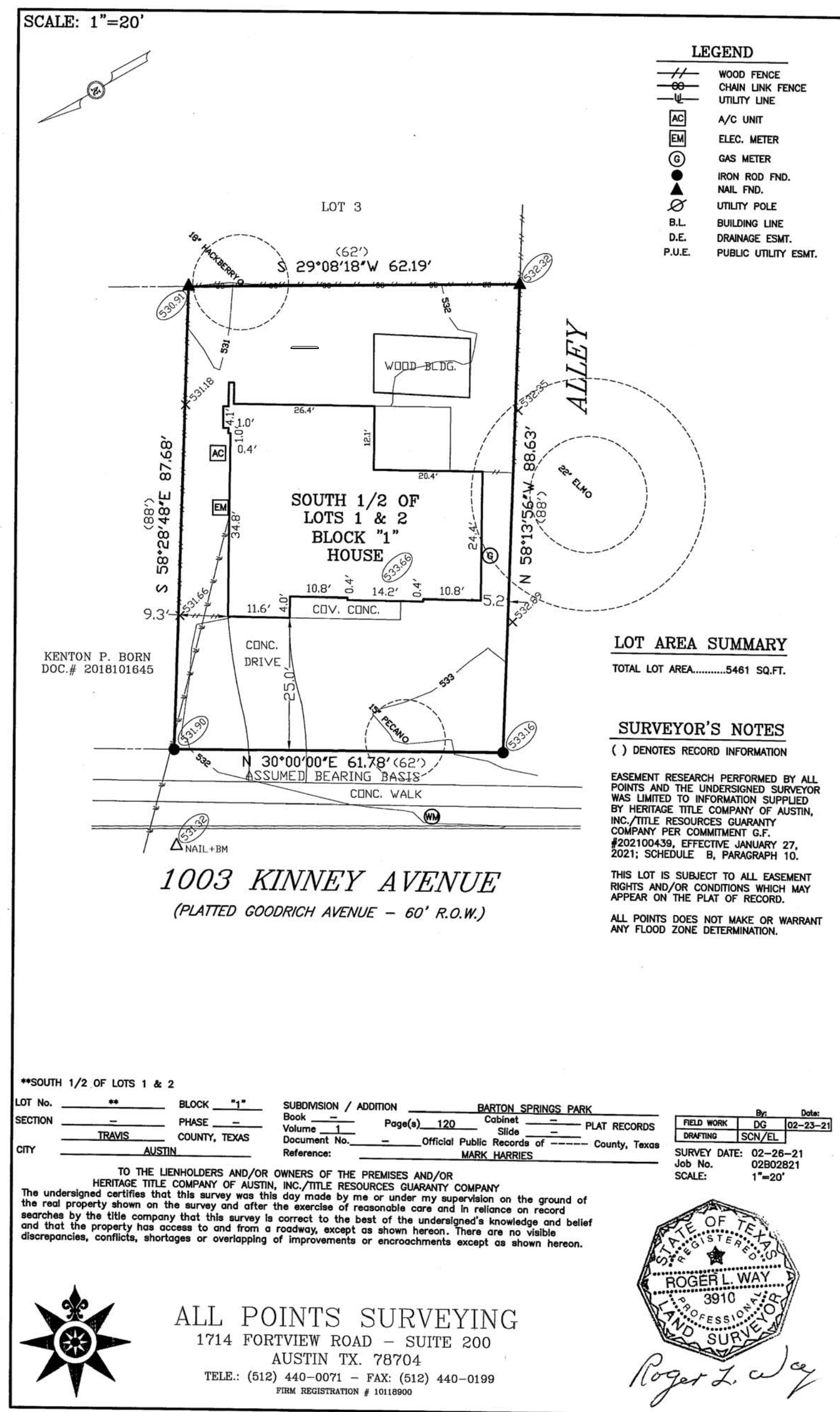
SURVEY

A0.1P

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GENERAL NOTES

1. DO NOT SCALE DRAWINGS. EXPLICIT DIMENSION SHALL BE PRESENTED OVER SCALE. THESE DOCUMENTS HAVE BEEN FORMATTED TO BE PRINTED ON 24" X 36" SHEET SIZES. DRAWINGS PRINTED AT OTHER SIZES ARE NOT NECESSARILY TO SCALE.
2. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ALL OTHER EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT OF ANY DISCREPANCY, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF THE DISCREPANCY AND THE FIELD CONDITIONS. IF IN THE COURSE OF CONSTRUCTION, A STRUCTURAL ISSUE EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THE DRAWINGS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO FOLLOW THIS PROCEDURE, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THERE FROM.
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5. ALL NOTES ARE APPLICABLE TO ALL TRADES AND RESPECTIVE CONTRACTORS. ALL NOTES TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS. ALL SHEETS ARE TO BE REVIEWED AND ALL APPLICABLE NOTES TO BE APPLIED.



1 AS BUILT SURVEY

$$1'' = 20^{\circ}.0$$



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REVISIONS	
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PROJECT NUMBER:
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CURRENT PHASE:
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DRAWING TITLE:
PLAN, DEMO AND PLOT

A0.2P

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- GENERAL SITE PLAN NOTES:
- REFERENCE SITE SURVEY FOR ADDITIONAL INFORMATION NOT SHOWN ON SITE PLAN.
 - ARCHITECTURAL SITE PLAN FOR COORDINATION PURPOSES ONLY. REFER TO CIVIL, LANDSCAPE / HARDSCAPE DRAWINGS FOR ALL DRIVEWAY, SITE WALLS, PLANTERS, PATHS, WATER FEATURES, ETC. AND ADDITIONAL SITE DESIGN REQUIREMENTS AND ADDITIONAL INFORMATION.
 - REFERENCE TREE PROTECTION PLAN FOR EXISTING TREES TO REMAIN AND PROTECTION REQUIREMENTS.
 - LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5.2%). PROHIBITED DRAWINGS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 1/4 INCH PER FOOT (2%) AWAY FROM THE BUILDING.
 - SURVEYOR SHALL LOCATE ALL BUILDINGS & ORIENTATIONS OF BUILDING BASED ON ARCHITECT'S DIGITAL FILE.

- F.A.R. NOTES:
- PLANTER BEDS NOT INCLUDED IN F.A.R. CALCULATIONS.
 - PORCH AREAS COMPLY WITH 25-2-333A AND ARE FULLY DEDUCTED FROM F.A.R. CALCULATIONS
 - THE PROPOSED ALLOWABLE F.A.R. OF 2300 SF FOR THE PROPERTY IS PERMITTED UNDER SUBCHAPTER F SECTION 2.1. MAXIMUM DEVELOPMENT PERMITTED.

PLAN LEGEND

- STAGING AREA
- PROPOSED BUILDING FOOTPRINT
- PROPOSED NEW CONC PAVING
- WOOD DECK
- GRAVEL
- X---X--- FENCE
- OE---OE---OE--- OVERHEAD POWER LINE

SYMBOLS LEGEND

- NEW/RELOCATED ELECTRICAL METER
- EXISTING WATER METER
- EXISTING GAS METER LOCATION
- WASTEWATER CLEANOUT

TOTAL BUILDING AREA

Name	Area
COVERED PORCH	105 SF
GARAGE	221 SF
LEVEL 1 - CONDITIONED	1,014 SF
LEVEL 2 - CONDITIONED	1,262 SF
TOTAL BUILDING AREA	2,602 SF

IMPERVIOUS COVER

NAME	AREA	IMPERVIOUS FACTOR	IMPERVIOUS AREA
AC PAD	9 SF	100%	9 SF
CONCRETE PATIO	263 SF	100%	263 SF
COVERED PORCH	105 SF	100%	105 SF
DRIVEWAY	150 SF	100%	150 SF
LEVEL 1 - CONDITIONED	1,014 SF	100%	1,014 SF
PAVERS	505 SF	100%	505 SF
POOL COPING	63 SF	100%	63 SF
POOL PAD	15 SF	100%	15 SF
SITE WALL	49 SF	100%	49 SF
GARAGE	221 SF	100%	221 SF
TOTAL IMPERVIOUS COVER	2,394 SF		2,394 SF

IMPERVIOUS COVER PERCENTAGE

PROPERTY AREA	ALLOWABLE		PROPOSED	
	AREA	IMP %	AREA	IMP %
5,461 SF	2,457 SF	45%	2,394 SF	43.8%

GROSS FLOOR AREA

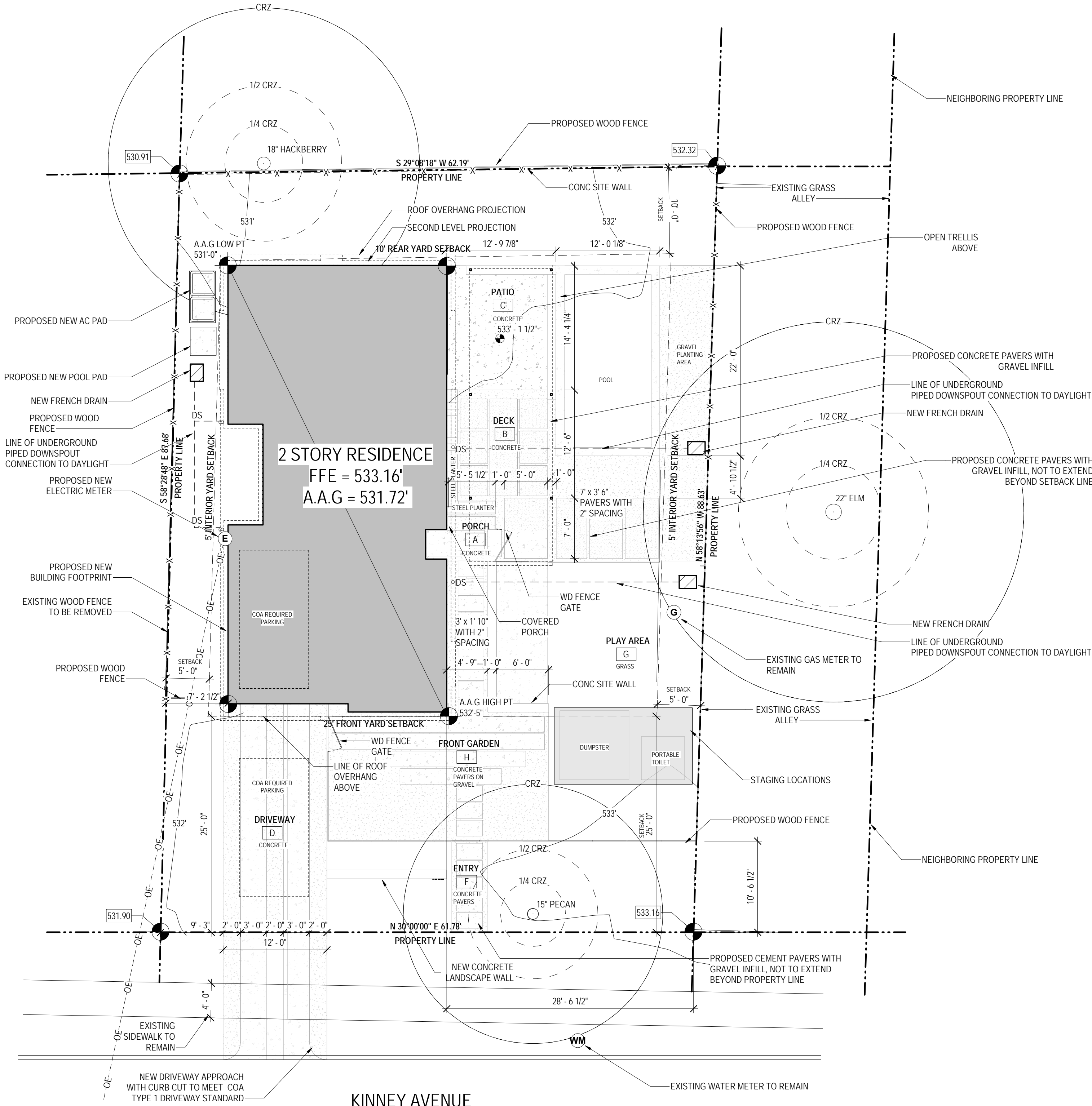
NAME	AREA	(25-2.0) DEDUCTION AREA	CALCULATED AREA
1ST FLOOR CONDITIONED AREA - ADDED	1,014 SF	0 SF	1,014 SF
2ND FLOOR CONDITIONED AREA - ADDED	1,262 SF	0 SF	1,262 SF
GARAGE	221 SF	200 SF	21 SF
PORCH	105 SF	105 SF	0 SF
	2,602 SF		2,297 SF

CALCULATED F.A.R.

PROPERTY AREA	ALLOWABLE		PROPOSED	
	FLOOR AREA	F.A.R.	FLOOR AREA	F.A.R.
5,461 SF	2,300 SF	42.1%	2,297 SF	42.1%

TREE SCHEDULE

NUM	TYPE	TRUNK DIAM	CRZ DIAM	CRZ AREA	CRZ IMPACT	IMPACT %
NOT PROTECTED						
15' PECAN	PECAN	15"	30' - 0"	707 SF	43 SF	6.1%
18' HACKBERRY	HACKBERRY	18"	36' - 0"	1,017 SF	123 SF	12.1%
PROTECTED						
22' ELM	ELM	22"	44' - 0"	1,520 SF	12 SF	0.8%



1 PLOT PLAN

1/8" = 1'-0"

North

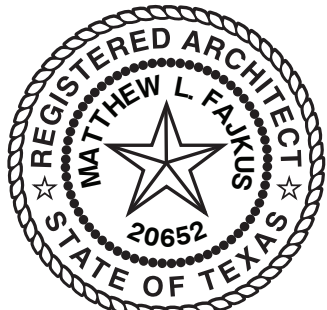


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REVISIONS	
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21139

CURRENT PHASE:

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DRAWING TITLE:

PLAN, TREE
PROTECTION

A0.4P

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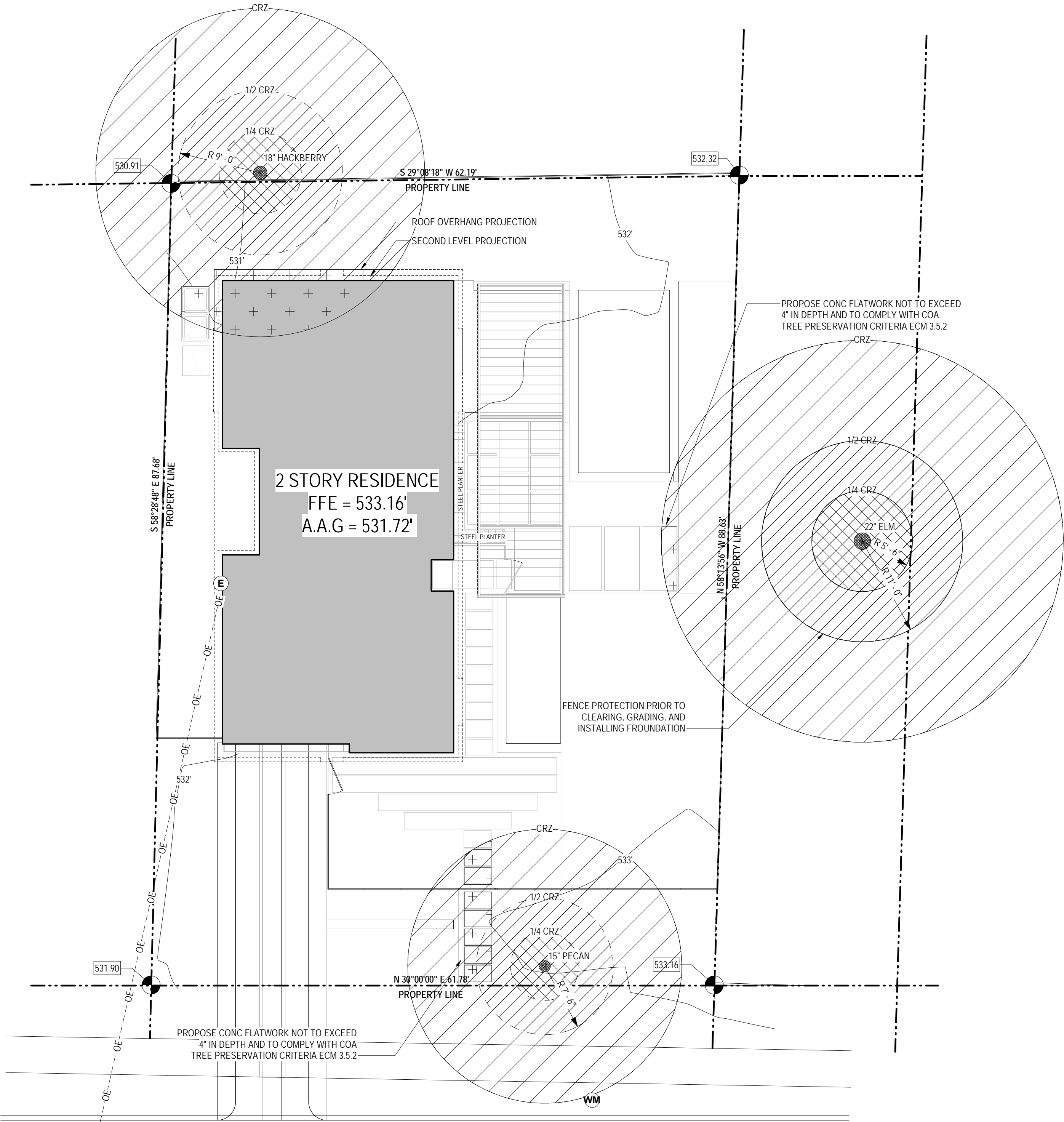
- GENERAL TREE AND NATURAL AREA PROTECTION NOTES:
- REFERENCE CITY OF AUSTIN TREE PROTECTION STANDARDS FOR COMPLETE INFORMATION AND REQUIREMENTS.
 - UTILITIES IN 1/2 CRZ TO HAVE TOP 30" OF SOIL AIR SPADED BY CERTIFIED ARBORIST.
 - LIMITS OF CONSTRUCTION TO BE BOUND BY PROPERTY LINES.
 - SEE STRUCTURAL FOUNDATION DETAILS FOR ADDITIONAL CRZ REQUIREMENTS.
 - ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
 - PROTECTIVE FENCES SHALL BE ERECTED AS DETAILED FOR THE TREE PROTECTION. THE FENCE SHALL CONSIST OF 5 FT. TALL CHAIN LINK FENCING MATERIAL AND NON-MOVABLE POSTS INSTALLED AT 8 FT INTERVALS OR LESS.
 - PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, AND GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE PROJECT.
 - EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
 - PROTECTIVE FENCES SHALL COMPLETELY SURROUND THE TREES OR GROUP OF TREES AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE). SIGNS IN ENGLISH AND SPANISH, VISIBLE FROM ALL DIRECTIONS, SHALL BE PLACED ON THE FENCE TO INFORM WORKERS OF THE PURPOSE FOR THE BOUNDARY. FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE. IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT INDICATED ON PLANS.
 - WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
 - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRE.
 - EXCEPTIONS TO INSTALLING PROTECTIVE FENCES AT CRITICAL ROOT ZONES (THE CRITICAL ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE OR 12' RADIAL DISTANCE FROM THE TRUNK FOR EACH INCH OF TRUNK DIAMETER MEASURED AT 54" ABOVE GRADE) MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 2 FEET BEYOND THE AREA DISTURBED.
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OTHER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6' TO THE BUILDING.
 - SPECIAL NOTE:** FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.
 - WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 5 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCH) IN ADDITION TO THE REDUCED FENCING.
 - WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES, THOSE AREAS SHOULD BE COVERED WITH 8 INCHES OF COARSE ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
 - ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH AN AIR SPACE TOOL TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCES TO 2 FEET BEHIND THE GRADE CHANGE AREA, IN NO CASE SHALL THE FENCING BE LOCATED CLOSER TO THE TREE TRUNK THAN SIX TIMES THE DIAMETER OF THE TRUNK.
 - ANY ROOTS EXPOSED, CUT, OR TORN BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND THE WOUND SHALL BE PAINTED WITH STANDARD TREE WOUND DRESSING. TREE WOUND DRESSING SHALL BE EITHER TREEKOTE AEROSOL OR TANGLEFOOT PRUNING SEALER (OR APPROVED EQUAL). BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZED WATER LOSS DUE TO EVAPORATION.
 - PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS. SEVERED ROOTS ON THE UNDISTURBED SIDE OF THE EXCAVATION SHALL BE CUT CLEANLY AND PAINTED WITH STANDARD TREE WOUND DRESSING.
 - TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING THE GROWING SEASON. THE WEEKLY TOTAL OF NATURAL RAINFALL AND SUPPLEMENTAL WATER SHOULD BE THE EQUIVALENT OF 1 INCH OR 150 GAL/1000 SQ. FT. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
 - ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE. TRENCHING WITHIN THE 1/2 CRITICAL ROOT ZONE SHALL BE PERFORMED BY HAND EXCAVATION OR WITH AN AIR SPACE TOOL.
 - NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL OR MULCH IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
 - PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
 - ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES).
 - DEVIATIONS FROM THE ABOVE NOTES MAY RESULT IN FINES IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.
 - TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED OR THEIR ROOT ZONES.

TREE SCHEDULE

TREE SCHEDULE						
NUM	TYPE	TRUNK DIAM	CRZ DIAM	CRZ AREA	CRZ IMPACT	IMPACT %
NOT PROTECTED						
15' PECAN	PECAN	15"	30' - 0"	707 SF	43 SF	6.1%
18' HACKBERRY	HACKBERRY	18"	36' - 0"	1,017 SF	123 SF	12.1%
PROTECTED						
22' ELM	ELM	22"	44' - 0"	1,520 SF	12 SF	0.8%

TREE PLAN LEGEND

- BUILDING FOOTPRINT
- TREE MULCH PROTECTED, AREA REFERENCE CITY OF AUSTIN
- TREE PROTECTION NOTES FOR COMPLETE INFORMATION
- CRZ ENCROACHMENT, REFERENCE CITY OF AUSTIN TREE PROTECTION NOTES FOR COMPLETE INFORMATION
- TREE PROTECTION FENCE, REFERENCE CITY OF AUSTIN TREE PROTECTION NOTES FOR COMPLETE INFORMATION
- TREE TO REMAIN
- TREE TO BE REMOVED



TREE PLAN

KINNEY AVENUE

1/8" = 1'-0"



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KINNEY AVE. RESIDENCE

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SHEET PRINT DATE: 09/10/2021

REVISIONS	
Date	Description

PROJECT NUMBER:

21139

CURRENT PHASE:

PERMIT

DRAWING TITLE:

PLAN,
VISITABILITY

A0.5P

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GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. EXPLICIT DIMENSION SHALL HAVE PRECEDENCE OVER SCALE. THESE DOCUMENTS HAVE BEEN FORMATTED TO BE PRINTED ON 24" X 36" SHEET SIZES. DRAWINGS PRINTED AT OTHER SIZES ARE NOT NECESSARILY TO SCALE.
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VISITABILITY NOTES

(REFER TO ORDINANCE NO. 20140130-021 - SECTION R320 AND BUILDING CRITERIA MANUAL SECTION 4.4.7 FOR ADDITIONAL REQUIREMENTS)

VISITABLE BATHROOMS (R320.3)- A VISITABLE DWELLING MUST HAVE AT LEAST ONE BATHROOM GROUP OR HALF BATH ON THE FIRST FLOOR THAT MUST HAVE THE FOLLOWING:

- MIN. CLEAR OPENING OF 30"
- DOOR SHALL NOT IMPEDED 30"x30" CLEAR FLOOR SPACE
- LATERAL 2X6 OR LARGER WOOD BLOCKING MUST BE INSTALLED FLUSH WITH THE STUD EDGES OF BATHROOM WALLS; AND THE BLOCKING MUST HAVE A CENTERLINE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY

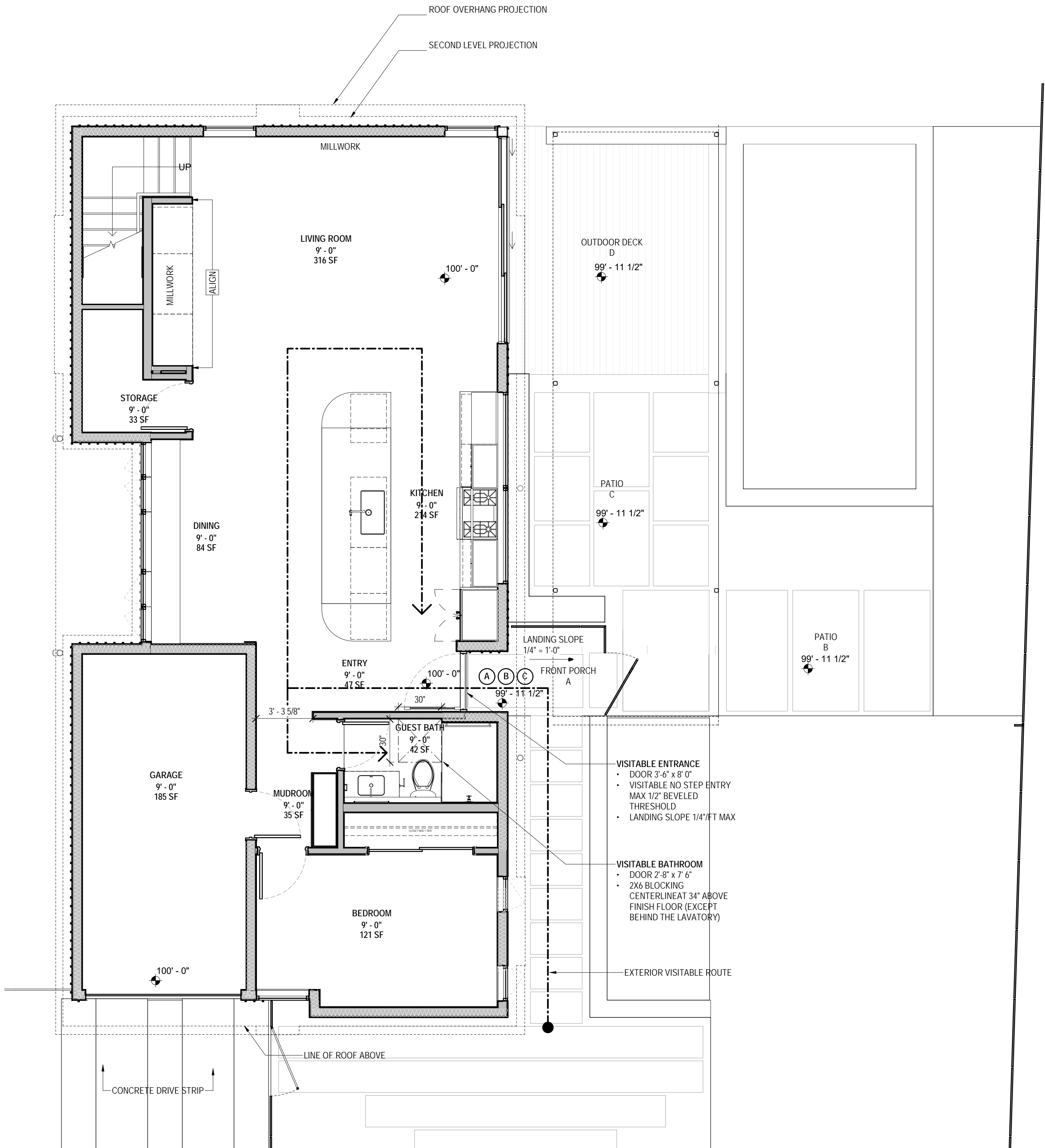
VISITABLE LIGHT SWITCHES, RECEPTACLES, AND ENVIRONMENTAL CONTROLS (R320.4)- THE FIRST FLOOR OF A VISITABLE DWELLING MUST HAVE THE FOLLOWING:

- LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL
- OUTLETS AND RECEPTACLES MINIMUM 15" ABOVE INTERIOR FLOOR LEVEL EXCEPT FOR FLOOR OUTLETS

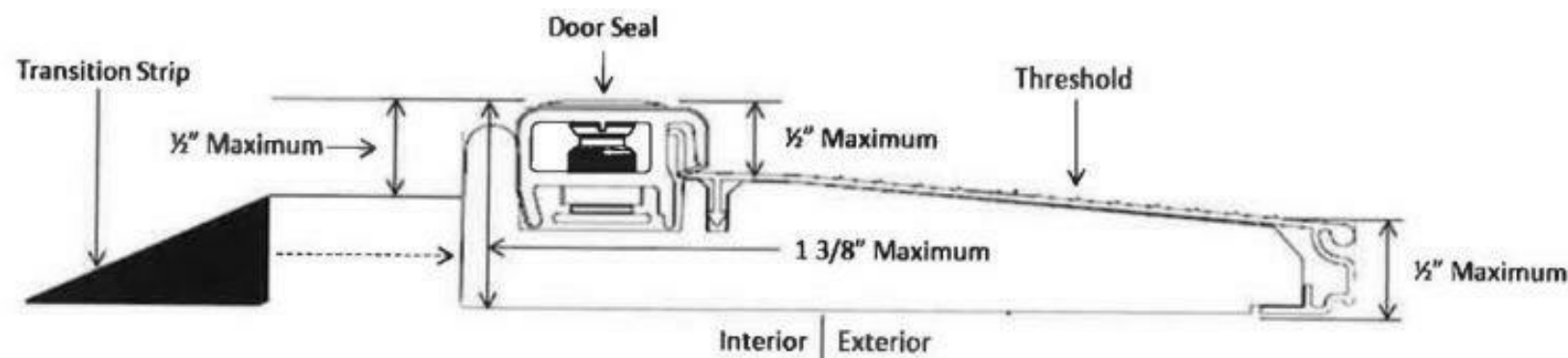
A. VISITABILITY BATHROOM ROUTE (R320.5)- A BATHROOM GROUP OF HALF BATH DESIGNATE FOR VISITABILITY ON THE FIRST FLOOR MUST BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR PATHWAY OF 32" BEGINNING AT THE VISITABLE ENTRANCE AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, AND KITCHEN. EXCEPTION: A VISITABLE ROUTE IS NOT REQUIRED THROUGH A SPLIT LEVEL OR SUNKEN FLOOR, IF AN ALTERNATIVE ROUTE IS AVAILABLE.

B. VISITABLE DWELLING ENTRANCE (R320.6)- A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NO STEP ENTRANCE AND A DOOR WITH A MINIMUM CLEAR OPENING 32". THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR CARPORT OF THE DWELLING.

C. EXTERIOR VISITABLE ROUTE (R320.7)- AN ENTRANCE THAT COMPLIES WITH R320.6 VISITABLE DWELLING ENTRANCE MUST BE ACCESSIBLE USING A ROUTE WITH A CROSS SLOPE OF NO GREATER THAN TWO PERCENT (1:50) THAT ORIGINATE FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. AN EXTERIOR ROUTE THAT INCLUDES A RAMP MUST COMPLY WITH THE RESIDENTIAL CODE.



1 FIRST FLOOR VISITABLE ROUTE PLAN
1/4" = 1'-0"



APPROVED THRESHOLD DETAIL
N.T.S.

2 VISITABILITY THRESHOLD
1/8" = 1'-0"

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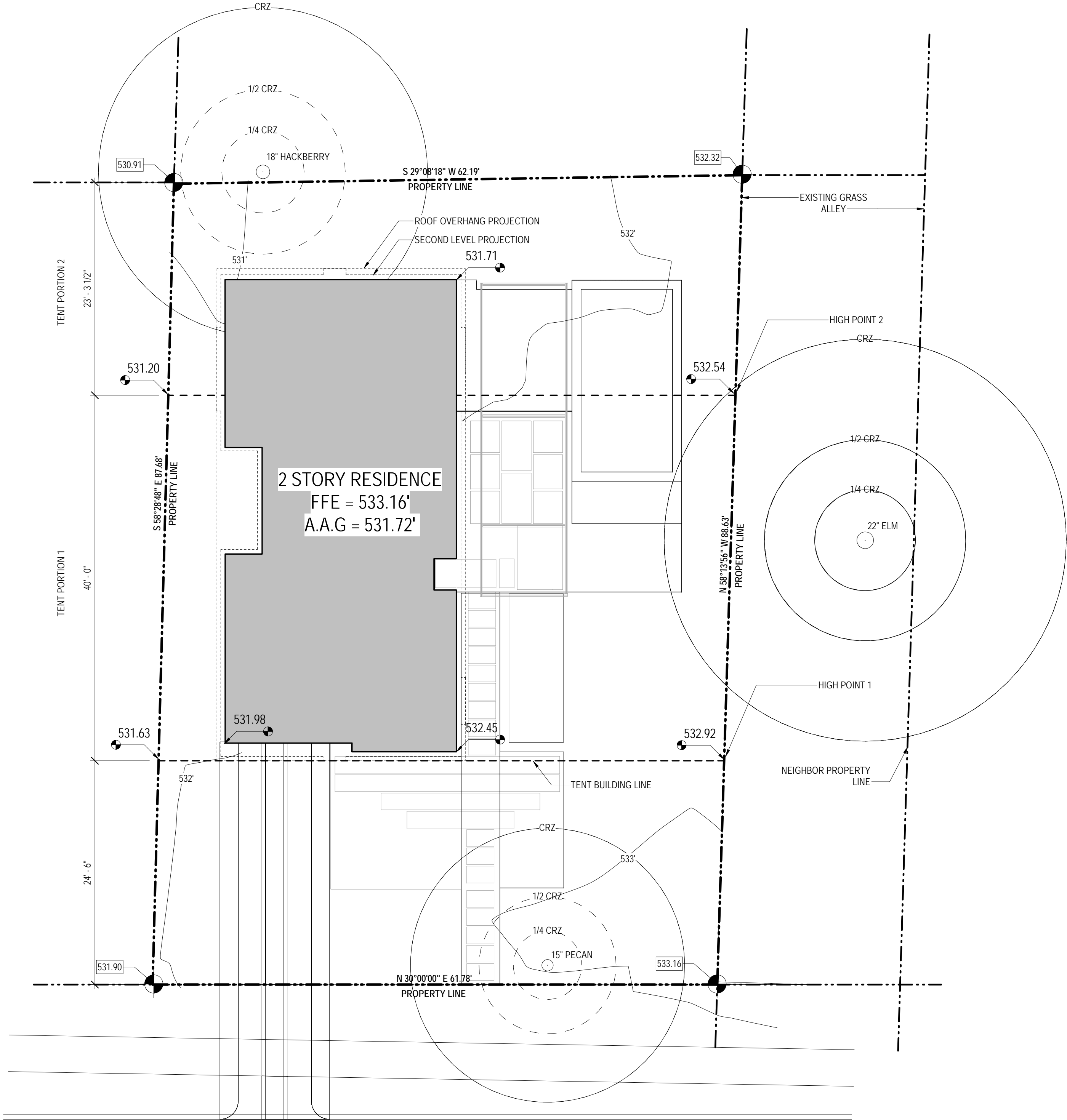
REVISIONS	
Date	Description

PROJECT NUMBER:
21139
CURRENT PHASE:
PERMIT

DRAWING TITLE:
EXHIBIT, SETBACK PLANE

A0.6P

mfarchitecture



KINNEY AVENUE

1

SETBACK EXHIBIT

1/8" = 1'-0"

North

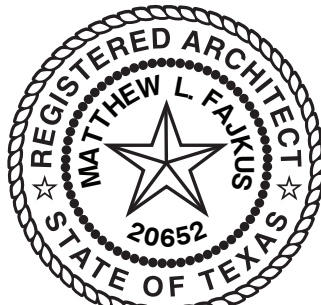


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REVISIONS

Date Description

PROJECT NUMBER:

21139

CURRENT PHASE:

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DRAWING TITLE:

PLAN, FLOOR -
LEVEL 1

A1.1P

mfarchitecture

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DOOR SCHEDULE

DOOR SCHEDULE - PERMIT

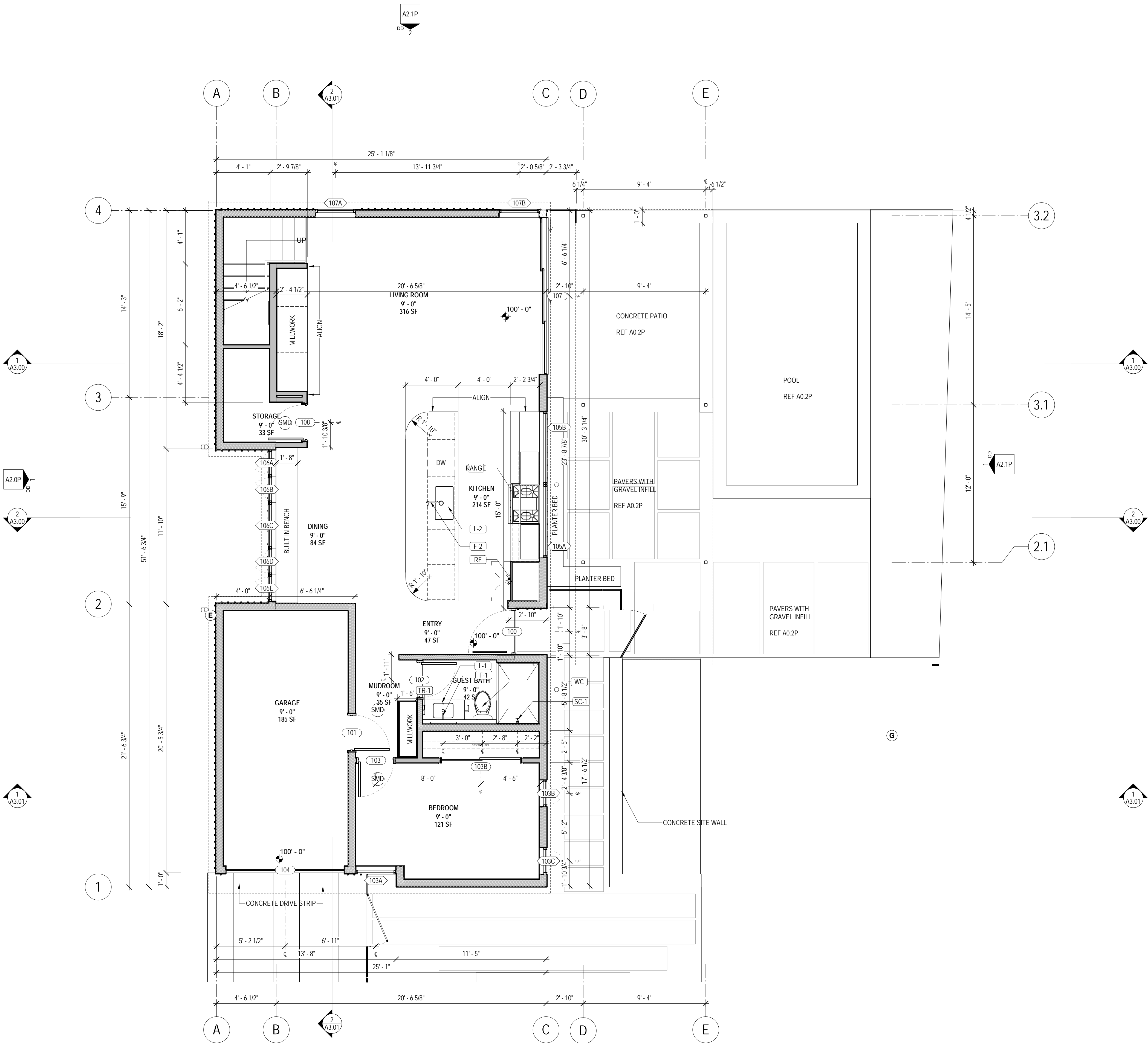
KEY	LOCATION	NOMINAL OPENING		TEMPERED
		WIDTH	HEIGHT	
100	ENTRY	3'-6"	8'-0"	T
101	GARAGE	2'-8"	7'-10"	
102	GUEST BATH	2'-8"	7'-10"	
103	BEDROOM	2'-8"	7'-10"	
103B	BEDROOM	6'-0"	8'-0"	
104	GARAGE	9'-0"	8'-0"	
107	LIVING ROOM	11'-11 1/2"	8'-0"	T
108	STORAGE	2'-8"	7'-10"	
201	MASTER BEDROOM	2'-8"	7'-10"	
202	MAIN BATHROOM	2'-8"	8'-0"	
203	MASTER CLOSET	2'-8"	8'-0"	
204	MAIN BATHROOM	2'-8"	7'-10"	
204A	MAIN BATHROOM	2'-6"	8'-0"	
205	LAUNDRY	2'-8"	8'-0"	
206	VANITY	2'-8"	7'-10"	
207	WET ROOM	2'-8"	7'-10"	
208	BEDROOM	2'-8"	7'-10"	
208A	BEDROOM	4'-6"	8'-0"	
208B	BEDROOM	4'-6"	8'-0"	
209	BEDROOM	2'-8"	7'-10"	
209A	BEDROOM	5'-0"	8'-0"	

FLOOR PLAN LEGEND

- CORE WALL CUT
- CORE WALL CUT WITH SOUND INSULATION

SYMBOLS LEGEND

- SMOKE DETECTOR/ CARBON MONOXIDE DETECTOR (HARDWIRED, INTERCONNECTED, BATTERY BACK-UP) IN ACCORDANCE WITH IRC R314 AND IRC R315
- HOSE BIB
- BREAKER PANEL
- GAS METER
- ELECTRICAL METER



1 Ground Level Floorplan

1/4" = 1'-0"

North

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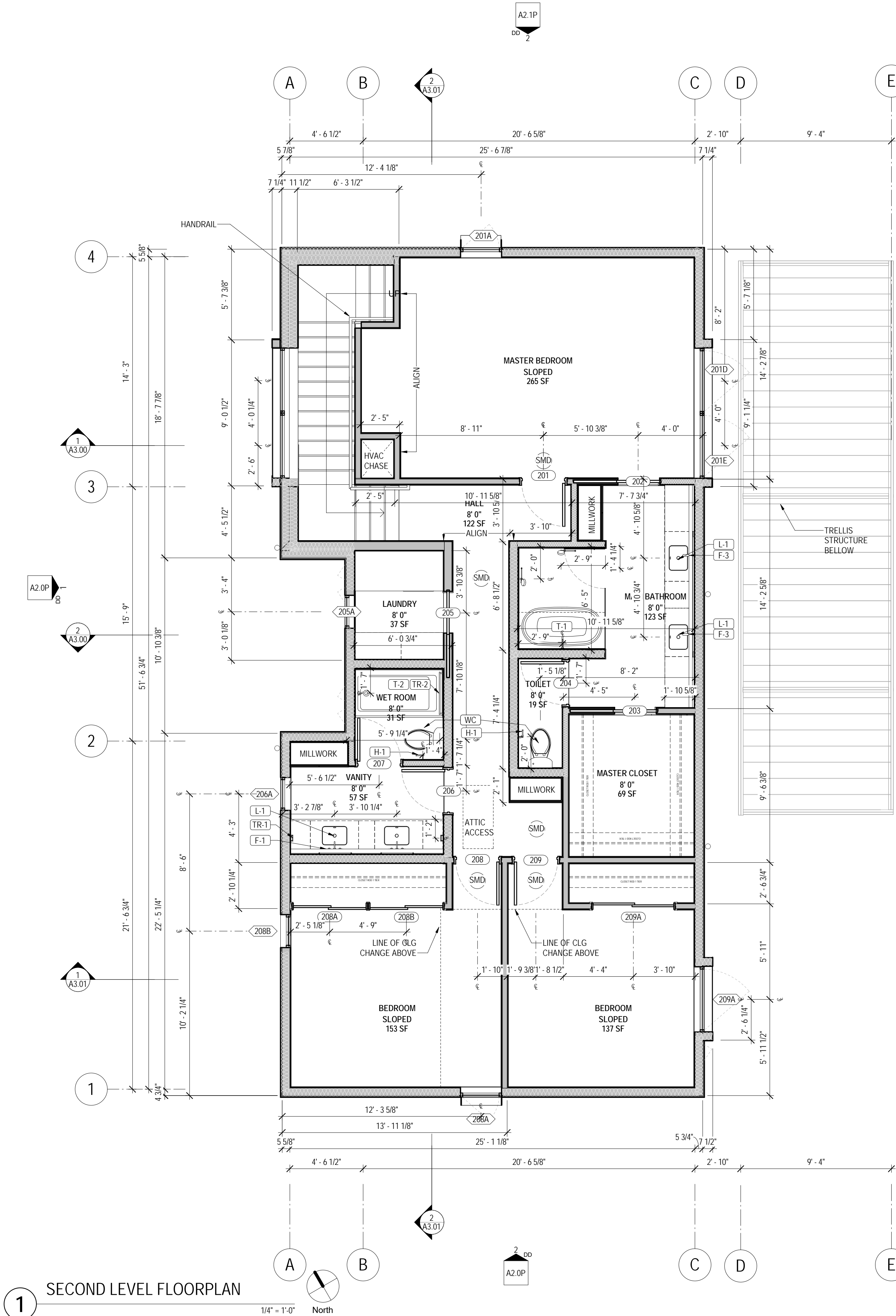
KEY	LOCATION	NOMINAL OPENING		TEMPERED
		WIDTH	HEIGHT	
100	ENTRY	3'-6"	8'-0"	T
101	GARAGE	2'-8"	7'-10"	
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103B	BEDROOM	6'-0"	8'-0"	
104	GARAGE	9'-0"	8'-0"	
107	LIVING ROOM	11'-11 1/2"	8'-0"	T
108	STORAGE	2'-8"	7'-10"	
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- CORE WALL CUT
- CORE WALL CUT WITH SOUND INSULATION

SYMBOLS LEGEND

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- HB HOSE BIB
- BP BREAKER PANEL
- G GAS METER
- E ELECTRICAL METER



1 SECOND LEVEL FLOORPLAN

MATT FAJUS ARCHITECTURE, LLC

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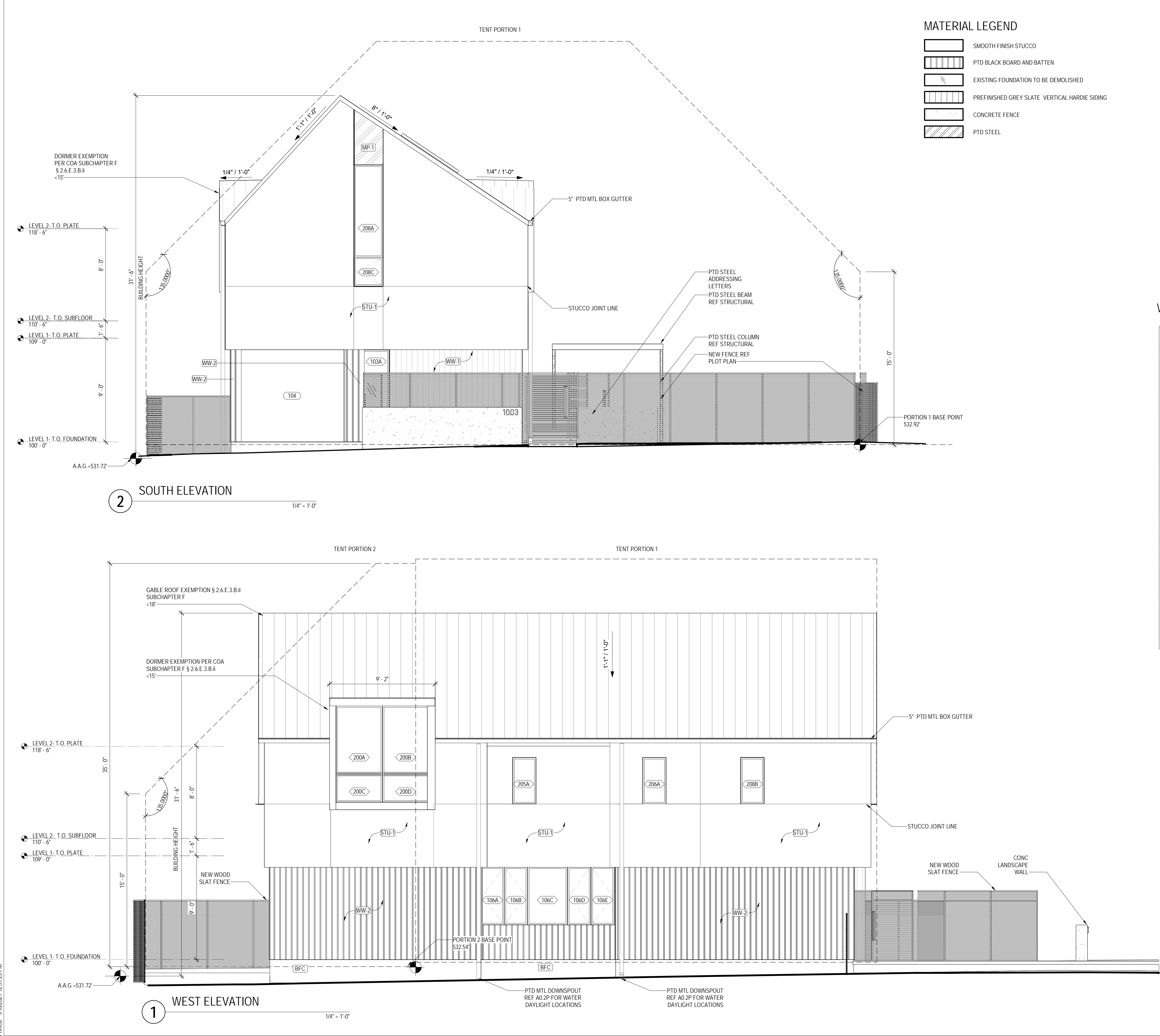
PERMIT

DRAWING TITLE:

PLAN, FLOOR -
LEVEL 2

A1.2P

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REVISIONS

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21139
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DRAWING TITLE:
**ELEVATIONS,
BUILDING**

SHEET INFORMATION

A2.0P
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Date Description

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DRAWING TITLE:
**ELEVATIONS,
BUILDING**

A2.1P

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WINDOW SCHEDULE - PERMIT

RM #	LOCATION	Mark	TYPE	FINISH OPENING		TEMPERED	EGRES S
				WIDTH	HEIGHT		
103	BEDROOM	103A	FIXED	36"	92"	YES	
103	BEDROOM	103B	CASEMENT	24"	92"	YES	YES
103	BEDROOM	103C	CASEMENT	24"	92"	YES	YES
105	KITCHEN	105A	CASEMENT	66"	18"		
105	KITCHEN	105B	CASEMENT	66"	18"		
106	DINING	106A	CASEMENT	24"	60"		
106	DINING	106B	CASEMENT	24"	60"		
106	DINING	106C	CASEMENT	41.38"	60"		
106	DINING	106D	CASEMENT	24"	60"		
106	DINING	106E	CASEMENT	24"	60"		
107	LIVING ROOM	107A	FIXED	36"	92"	YES	
107	LIVING ROOM	107B	FIXED	36"	92"	YES	
200	STAIRS	200A	FIXED	48"	72"		
200	STAIRS	200B	FIXED	48"	72"		
200	STAIRS	200C	FIXED	48"	30"		
200	STAIRS	200D	FIXED	48"	30"		
201	MASTER BEDROOM	201A	CASEMENT	30"	30"	YES	
201	MASTER BEDROOM	201B	CASEMENT	48"	30"		YES
201	MASTER BEDROOM	201C	CASEMENT	48"	30"		YES
201	MASTER BEDROOM	201D	FIXED	48"	72"		
201	MASTER BEDROOM	201E	FIXED	48"	72"		
201	BEDROOM	201F	CASEMENT	30"	96"		YES
202	MAIN BATHROOM	202A	FCM SKYLIGHT	20.5"	69.75"		
205	LAUNDRY	205A	CASEMENT	24"	48"		
206	VANITY	206A	CASEMENT	24"	48"		
208	BEDROOM	208A	CASEMENT	30"	96"		YES
208	BEDROOM	208B	CASEMENT	24"	48"		
208	BEDROOM	208C	CASEMENT	30"	30"	YES	YES
209	BEDROOM	209A	FIXED	48"	72"		YES
209	BEDROOM	209B	CASEMENT	48"	30"		YES

MATERIAL LEGEND

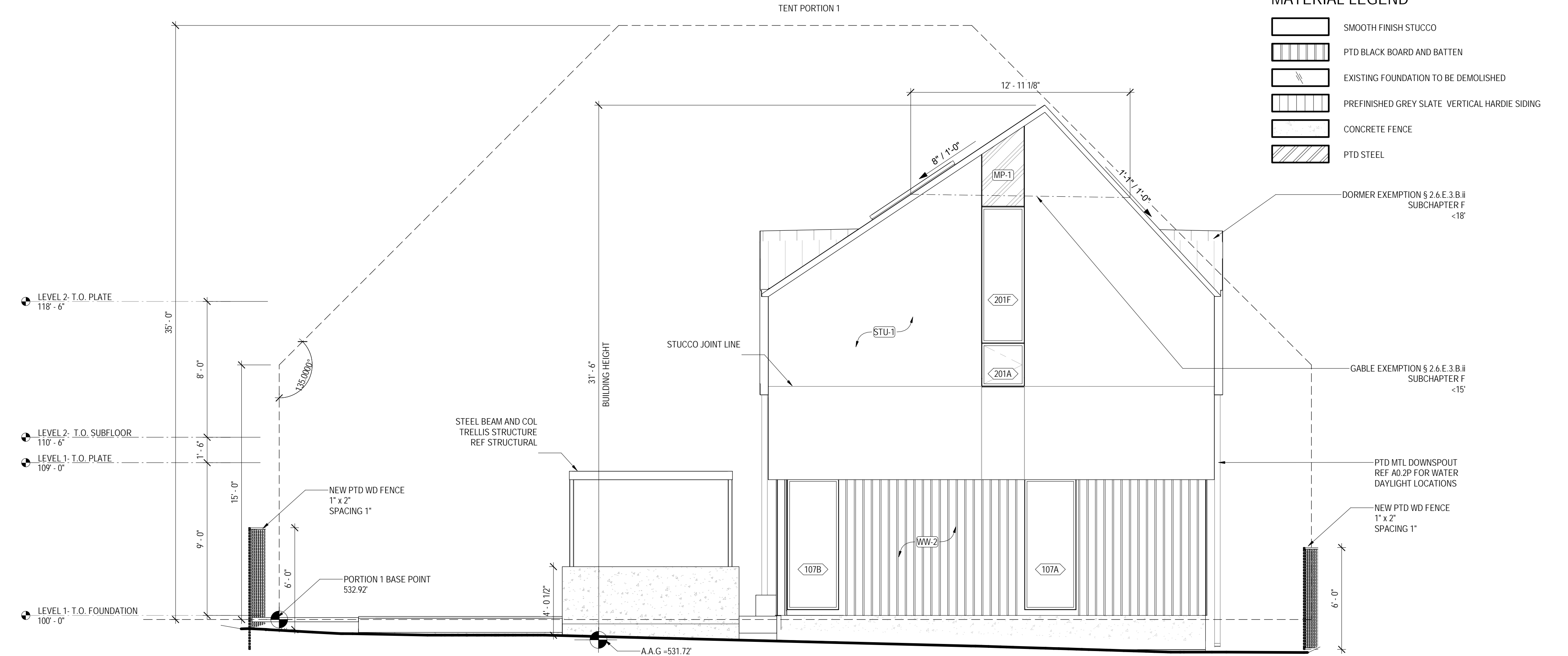
- SMOOTH FINISH STUCCO
- PTD BLACK BOARD AND BATTEN
- EXISTING FOUNDATION TO BE DEMOLISHED
- PREFINISHED GREY SLATE VERTICAL HARDIE SIDING
- CONCRETE FENCE
- PTD STEEL

DORMER EXEMPTION § 2.6 E.3.B.ii
SUBCHAPTER F
<18'

GABLE EXEMPTION § 2.6 E.3.B.ii
SUBCHAPTER F
<15'

PTD MTL DOWNSPOUT
REF A0.2P FOR WATER
DAYLIGHT LOCATIONS

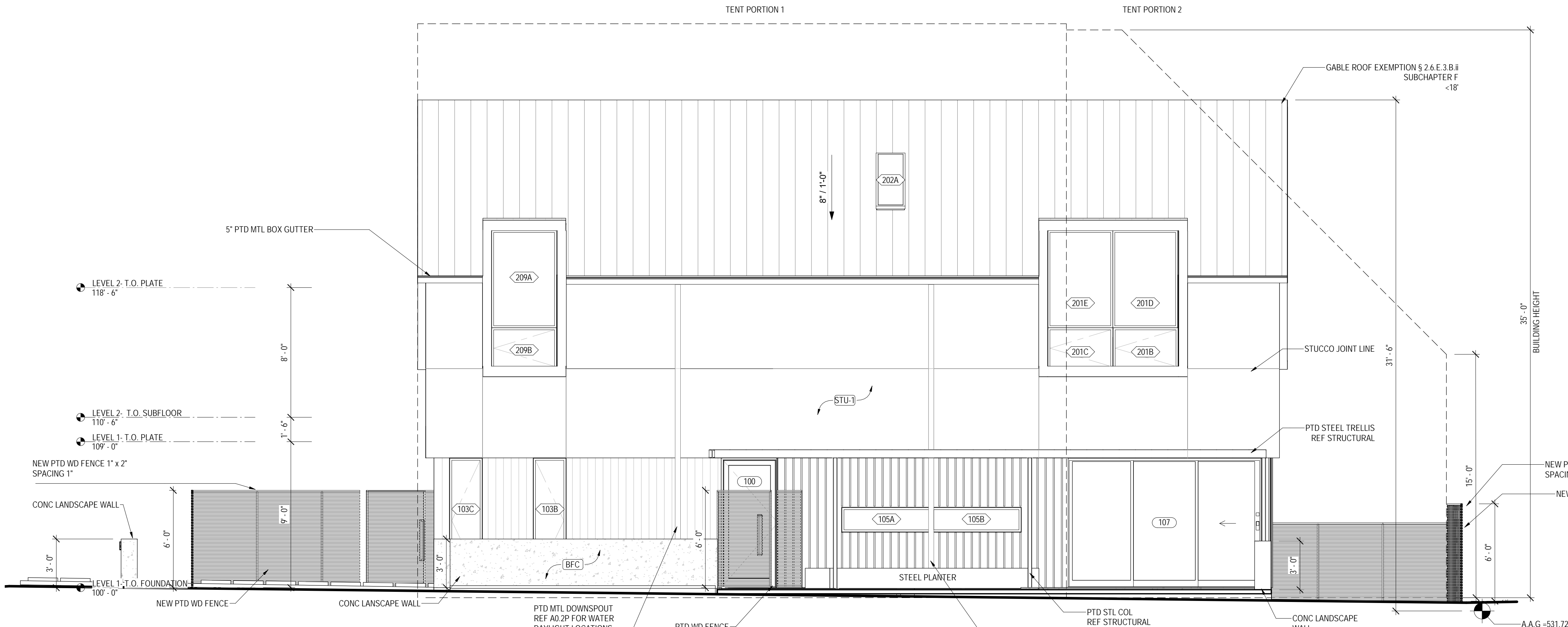
NEW PTD WD FENCE
1" x 2"
SPACING 1"



NORTH ELEVATION

2

1/4" = 1'-0"



EAST ELEVATION

1

1/4" = 1'-0"

SUPPLEMENT INFORMATION

- VIEWS LOOKING TOWARDS E SIDE OF KINNEY AVENUE
- 2-STORY AND 1-STORY HOMES ARE THE STANDARD
- MIXTURE OF NEW CONSTRUCTION AND EXISTING ORIGINAL HOMES



NEIGHBORHOOD CONTEXT

9
PRESENTERS: DEVELOPER- IAN M. ELLIS, AIA, NCARB, RID & ARCHITECT- SARAH JOHNSON, AIA, RID
KINNEY AVE BOA VARIANCE- CASE NUMBER 2021-000085 BA - OCTOBER 21, 2021

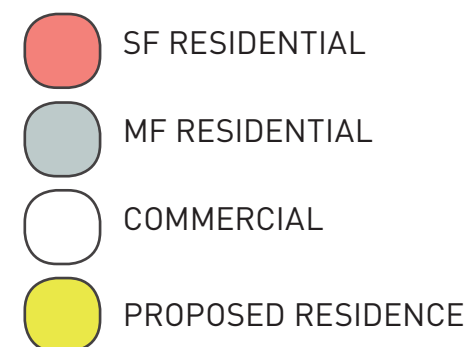
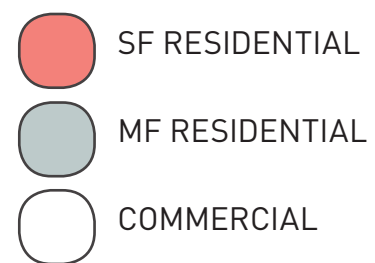
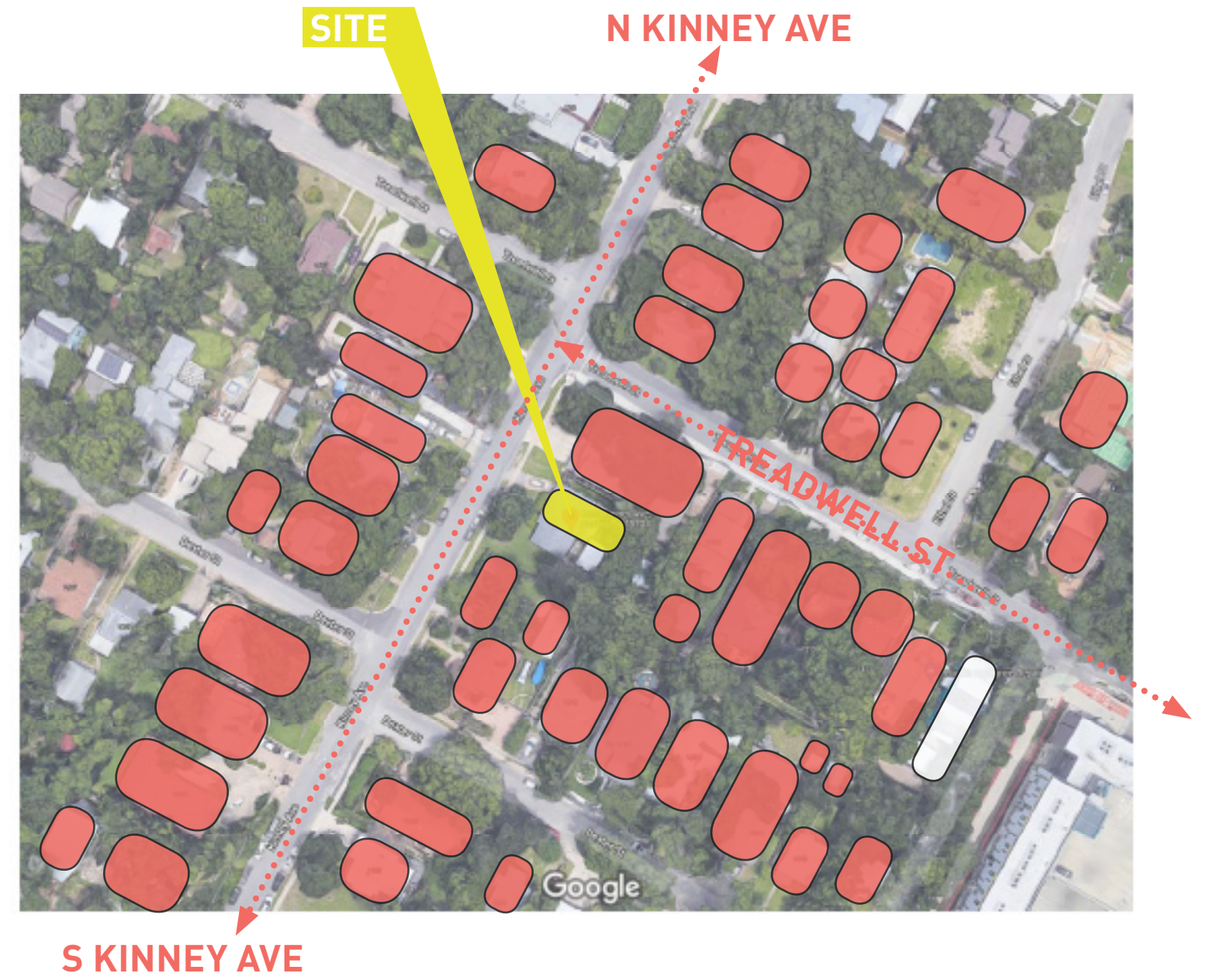
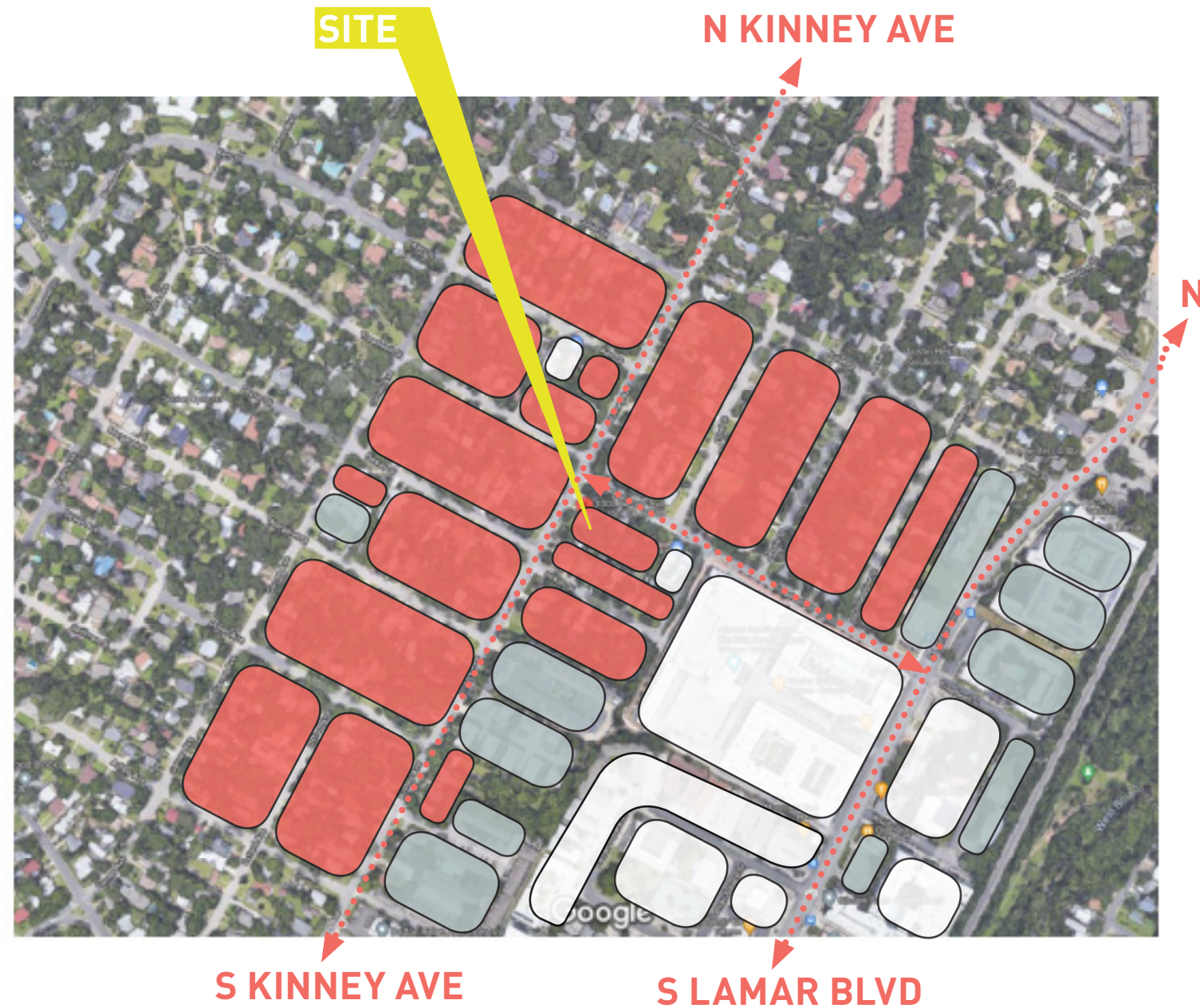
- VIEWS LOOKING TOWARDS E SIDE OF KINNEY AVENUE (TO ROW) & W SIDE OF KINNEY (BOTTOM ROW)
- SOME VACANT LOTS ON KINNEY AVE
- MULTI-FAMILY ON KINNEY AVE TOWARDS INTERSECTION OF MARGARET ST & KINNEY AVE



NEIGHBORHOOD CONTEXT

10
PRESENTERS: DEVELOPER- IAN M. ELLIS, AIA, NCARB, RID & **ARCHITECT-** SARAH JOHNSON, AIA, RID
KINNEY AVE BOA VARIANCE- CASE NUMBER 2021-000085 BA - OCTOBER 21, 2021

- DEVELOPMENT PROPOSED AT 1003 KINNEY AVE IS ADJACENT TO NEARBY S LAMAR UNION
- MIXED USE DEVELOPMENT CAN BE FOUND AT S LAMAR UNION AS WELL AS ON THE S END OF KINNEY AVENUE AT THE MARGARET ST. INTERSECTION
- PROPOSED DEVELOPMENT AT 1003 KINNEY AVE WOULD MAINTAIN CURRENT NEIGHBORHOOD CONTEXT AND SCALE IN TERMS OF BUILDING HT AND SCALE



SITE MAPPING



Ingrid Gonzalez Featherston <[REDACTED]>

Kinney_attic exemptions

Cano, Sandra <Sandra.Cano@austintexas.gov> Wed, Jun 16, 2021 at 7:30 AM
To: Ingrid Gonzalez Feathersto [REDACTED]

Good morning Ingrid,

After doing some research I found that this project is located within Subchapter F, so you could definitely do a habitable attic above the garage if it meets FAR requirements. If the garage does not meet setback requirements, and you are wanting to add a dwelling unit above the garage, that would not be permissible. Also, I found that the attached garage that was built in 2013 was not permitted. You can roll it all into the current scope of work to retroactively permit the garage and permit a new attic.

Residential “walk-in” consultations are limited to general information questions and capped at 20 minutes – we are also not able to provide reviews for specific plans/properties. If you have questions about a specific project that is going into development, I would recommend setting up a Preliminary Plan Review teleconference, during which you could get detailed answers to specific questions. PPRs are scheduled through the expedited team at expeditedreview@austintexas.gov. The request form can be downloaded at the following link: http://www.austintexas.gov/sites/default/files/files/Development_Services/Applications/residential/Residential_PPR_requestform_020218.pdf

Respectfully,

Sandra Cano

Plans Examiner A, Residential Plan Review

City of Austin Development Services Department

6310 Wilhelmina Delco Dr. Austin, Texas 78752

Office: 512-974-2681

Please contact my direct supervisor with any kudos or concerns at Eric.Thomas@austintexas.gov

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Ingrid Gonzalez Featherston [REDACTED]

Zoning question
8 messages

McBryde, Anthony <Anthony.McBryde@austintexas.gov> Mon, Jun 21, 2021 at 8:45 AM
[REDACTED]

Hello,

You wrote:

Hi,

I'd like to confirm whether our lot located at 1003 Kinney Ave would be eligible for small lot amnesty? Would this increase our FAR to 2,350 SF? Would this also increase the allowable impervious coverage on the lot? Current zoning allows 45%. Below are the calculations based on our zoning of SF-3. If you could confirm the small lot applicability and whether an increase in Impervious Coverage is allowed that would be a great help!

1003 Kinney Avenue

Zoning: SF-3 (ADU Reduced Parking allowed)

Lot Size: **5,461 SF**

Max 40% Bldg Coverage/FAR (0.4:1)= **2,184 SF**

Max 45% Impervious Coverage= **2,457 SF**

Response:

The min. lot size for SF3 Zoning is 5750 sq. ft. your lot is less than the min. meaning it is a “Substandard Lot” depending on when the property was recorded in the County will determine if construction is possible. Small Lot Amnesty is granted to properties within certain Neighborhood Plans (NP), your property is not within a NP.

See below:

- § 25-2-943 - SUBSTANDARD LOT.

- (A)
A substandard lot may be used for a nonresidential use that is permitted in the zoning district in which the lot is located if, except for minimum lot area, the use and development complies with the requirements of this title.
- (B)
A substandard lot may be used for a single-family residential use if the use is permitted in the zoning district in which the lot is located and the lot complies with the requirements of this subsection.
- (1)
A substandard lot recorded in the county real property records before March 15, 1946 must:
- (a)
have an area of not less than 4,000 square feet; and
- (b)
be not less than 33 feet wide at the street or at the building line, or have access to a street by an easement that is:
- (i)
not less than ten feet wide if it serves one lot, or not less than 18 feet wide if it serves more than one lot;
- (ii)
not more than 150 feet in length; and



Ingrid Gonzalez Featherston, AIA, NOMA, RID
Senior Design Architect

Matt Fajkus Architecture
512.432.5137
900 E 6 St, #100, Austin

Executive Board Member | ACE Mentor Program of Austin
Executive Board Member | NOMA of Central TX
[Quoted text hidden]

Ingrid Gonzalez Featherston [redacted] Tue, Jun 22, 2021 at 9:21 AM
To: "McBryde, Anthony" <Anthony.McBryde@austintexas.gov>, Sarah Johnson <[redacted]>, Andrea Alvarez <[redacted]>
Cc: Vince Heinz <[redacted]>

Anthony,

We are working to confirm the original plat date for this property. With our lot being less than the required 5,750 SF we are assuming that its original plat date is prior to 1946. With that being said, would Subchapter F regulations apply to our lot (setbacks, building ht., FAR, impervious coverage, building coverage) since it is less than a typical lot and the subchapter F requirements would encumber development on our lot? Are there any exceptions that would allow us to build more?

Or would we have to comply with Subchapter F, and our max development permitted would need to follow the code below? In our case the **2,300 SF** would be the greater of the two for our lot.

§ 2.1. - MAXIMUM DEVELOPMENT PERMITTED.

The maximum amount of development permitted on a property subject to this Subchapter is limited to the greater of 0.4 to 1.0 floor-to-area ratio or 2,300 square feet of gross floor area, as defined in Section 3.3. Floor-to-area ratio shall be measured using gross floor area as defined in Section 3.3, except that the lot area of a flag lot is calculated consistent with the requirements of [Section 25-1-22 \(Measurements\)](#).

Are there any code requirements that allow us to exceed the max 45% impervious coverage requirement for a substandard lot?

Thank you,
Ingrid



Ingrid Gonzalez Featherston, AIA, NOMA, RID
Senior Design Architect

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[Quoted text hidden]

Vince Heinz <[redacted]> Tue, Jun 22, 2021 at 10:20 AM
To: A [redacted]
Cc: A [redacted]

Rhoda or Amber can you please send me the plat for 1003 Kinney Avenue we closed on this about a month ago.
[Quoted text hidden]
--

(iii)
maintained for access by the property owner.

(2)
A substandard lot recorded in the county real property records after March 14, 1946 must:

(a)
have an area of not less than 5,750 square feet; and

(b)
be not less than 50 feet wide at the street or at the building line.

(C)
If a substandard lot is used with one or more contiguous lots for a single use or unified development, the requirements of this chapter apply to the aggregation of lots as if the aggregation were a single lot.

(D)
A substandard lot that is aggregated with other property to form a site may not be disaggregated after August 6, 2007 to form a site that is smaller than the minimum lot area requirement.

Anthony McBryde
Job Title, Residential Zoning Plan Review

City of Austin Development Services Department

310 Wilhelmina Delco Dr, Austin, Texas 78752.

Office: 512-974-2663



Please contact my direct supervisor with any kudos or concerns at Eric.thomas@austintexas.gov

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Ingrid Gonzalez Featherston [redacted] Tue, Jun 22, 2021 at 8:50 AM
To: Andrea Alvarez <[redacted]>

Vince,

See forwarded email from our correspondence with the COA regarding the small lot amnesty. Small Lot Amnesty does not apply to our property since it is not within a neighborhood plan. What does apply to our lot is the substandard lot regulations. I'm working today to confirm what these regulations are but need the original plat to confirm the restrictions that will apply depending on our plat date. Could you send this to me ASAP?

Thank you,
Ingrid



EMAIL CORRESPONDENCE WITH COA PLANNERS: ANTHONY MCBRYDE

D-1/24-PRESENTATION

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From: Vince Heinz <[REDACTED]>
Sent: Tuesday, June 22, 2021 10:21 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Zoning question

Rhoda or Amber can you please send me the plat for 1003 Kinney Avenue we closed on this about a month ago.

On Tue, Jun 22, 2021 at 8:50 AM Ingrid Gonzalez Featherston <[REDACTED]> wrote:

Vince,

See forwarded email from our correspondence with the COA regarding the small lot amnesty. Small Lot Amnesty does not apply to our property since it is not within a neighborhood plan. What does apply to our lot is the substandard lot regulations. I'm working today to confirm what these regulations are but need the original plat to confirm the restrictions that will apply depending on our plat date. Could you send this to me ASAP?

Thank you,

Ingrid

[REDACTED]

Ingrid Gonzalez Featherston, AIA, NOMA, RID
Senior Design Architect

Matt Fajkus Architecture

[REDACTED] 512.432.5137

[REDACTED] 900 E 6 St, #100, Austin

[REDACTED]

Warm Regards,

TREC Information About Brokerage Services
TREC Consumer Protection Notice

Vince Heinz
Realtor®, CNE

2500 Bee Caves Rd, Bldg 3 Ste 200
Austin, TX 78746
m: 512.905.3030

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Austin, TX

/ / / / — COMPASS

Rhoda Stark <R[REDACTED]>
To: Vince Heinz <[REDACTED]>
From: [REDACTED]
Cc: [REDACTED]

Vince,

Plat is attached.

Anna Guerra
Escrow Officer
Heritage Title Company of Austin, Inc.
2500 Bee Caves Rd., Bldg. 1, Suite 100
Austin, TX 78746
Phone 512.329.3900 | Fax 512.329.3999 | ag [REDACTED]



[Directions](#) [Explaining The Title Commitment](#)

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COA CORRESPONDENCE

[Quoted text hidden]

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Please contact my direct supervisor with any kudos or concerns at Eric.thomas@austintexas.gov

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Warm Regards,

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Vince Heinz

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2500 Bee Caves Rd, Bldg 3 Ste 200
Austin, TX 78746

m: 512.905.3030



2 attachments



image001.jpg
8K

1-120 Plat.pdf
135K

Ingrid Gonzalez Featherston <

Tue, Jun 22, 2021 at 10:37 AM

Anthony,

COA CORRESPONDENCE

To follow up on the original plat, we have confirmed that it is prior to 1946. See attached. The property was originally platted in 1896. Since my previous email was assuming we were prior to 1946, could you provide answers to whether subchapter F will still apply on a substandard lot and if we have any leeway on impervious coverage?

Thank you,
Ingrid



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1-120 Plat.pdf
137K

Thank you!!!

[Quoted text hidden]
[Quoted text hidden]

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Austin, TX / / / / COMPASS

Ingrid Gonzalez Featherston <

Jun 24, 2021 at 9:57 AM

Anthony,

I'm following up on my previous email regarding subchapter F applicability to a substandard lot and required Impervious coverage regulations. Any help on this would be greatly appreciated.

Thank you,
Ingrid



Ingrid Gonzalez Featherston, AIA, NOMA, RID
Senior Design Architect

Matt Fajkus Architecture

512.432.5137

15
PRESENTERS: DEVELOPER- IAN M. ELLIS, AIA, NCARB, RID & ARCHITECT- SARAH JOHNSON, AIA, RID
KINNEY AVE BOA VARIANCE- CASE NUMBER 2021-000085 BA - OCTOBER 21, 2021

